118.0	0004	0006.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	601,300 / 601,300
					USE VALUE:	601,300 / 601,300
					ASSESSED:	601,300 / 601,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		HENRY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HINCKLEY DAVID E & MEGAN R/TRS
Owner 2:	HINCKLEY REVOCABLE TRUST
Owner 3:	
Street 1:	4 HENRY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HINCKLEY DAVID E & MEGAN -
Owner 2:	-
Street 1:	4 HENRY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,370 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Wood Shingle Exterior and 1581 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6370.000	173,200	300	427,800	601,300
Total Card	0.146	173,200	300	427,800	601,300
Total Parcel	0.146	173,200	300	427,800	601,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 380.38 | /Parcel: 380.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 76321
GIS Ref:
GIS Ref:
Insp Date: 03/31/09

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0004-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	173,200	300	6,370.	427,800	601,300	601,300	Year End Roll	12/18/2019
2019	101	FV	158,800	300	6,370.	421,700	580,800	580,800	Year End Roll	1/3/2019
2018	101	FV	158,800	300	6,370.	323,900	483,000	483,000	Year End Roll	12/20/2017
2017	101	FV	158,800	300	6,370.	305,600	464,700	464,700	Year End Roll	1/3/2017
2016	101	FV	158,800	300	6,370.	281,100	440,200	440,200	Year End	1/4/2016
2015	101	FV	158,000	300	6,370.	262,800	421,100	421,100	Year End Roll	12/11/2014
2014	101	FV	158,000	300	6,370.	242,000	400,300	400,300	Year End Roll	12/16/2013
2013	101	FV	158,000	300	6,370.	242,000	400,300	400,300		12/13/2012

!9189!

PRINT

Date	Time
12/10/20	23:41:46

LAST REV

Date	Time
12/27/19	08:59:16

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9189

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINCKLEY DAVID	67282-573		5/20/2016	Convenience	1	No	No		
FINGER JONATHAN	59920-64		9/4/2012		370,000	No	No		
	19191-515		7/1/1988		180,000	No	No		Y

USER DEFINED

Prior Id # 1:	76321
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2019	1364	Siding	25,450					
3/27/2017	324	Solar Pa	1,108	C				
4/21/2015	370	Solar Pa	18,750		4/21/2015			Install 15 solar p
10/3/2012	1268	Redo Bat	8,000	C				
8/16/1993	398	Manual	2,400	C				REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Permit Insp	PC	PHIL C
4/18/2013	Info Fm Prmt	EMK	Ellen K
3/31/2009	Entry Denied	197	PATRIOT
3/16/2000	Inspected	264	PATRIOT
2/14/2000	Measured	270	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6370		Sq. Ft.	Site		0	70.	0.96	6									427,770						427,800	

Total AC/HA: 0.14624 | Total SF/SM: 6370 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 427,770 | Spl Credit | Total: 427,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	251082
Depreciation:	77835
Depreciated Total:	173247

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

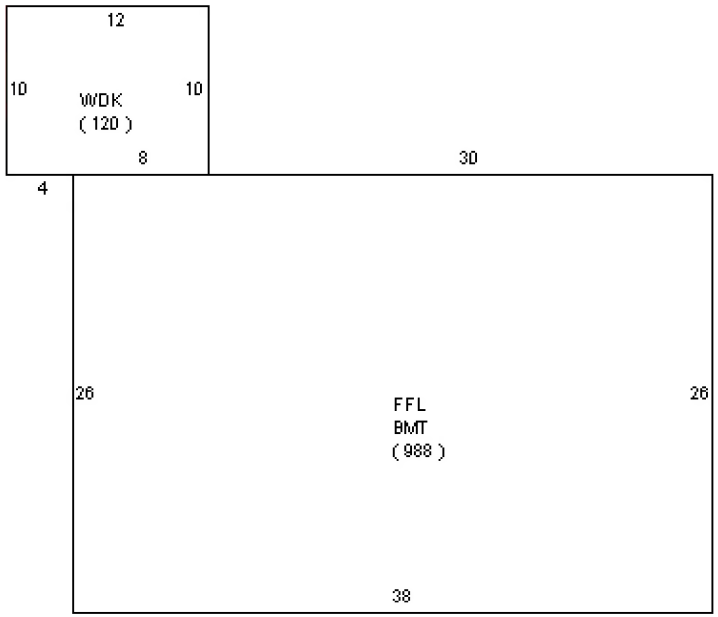
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	82.63
Final Total:	173200	Val/Su SzAd	175.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	54.020	53,367
FFL	First Floor	988	129.530	127,978
WDK	Deck	120	14.480	1,737

Net Sketched Area:	2,096		Total:	183,082	
Size Ad	988	Gross Are	2096	FinArea	1581

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0004-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
26	Greenhouse-P	D	Y	1	70	A	AV	2000	5.00	T	15.2	101			300			300

More:	N	Total Yard Items:	300	Total Special Featues:		Total:	300

IMAGE

AssessPro Patriot Properties, Inc